

ZONING AND BUILDING AGENDA

APRIL 8, 2004

THE ZONING BOARD OF APPEALS RECOMMENDATION FOR A VARIATION:

264704 DOCKET #7614 – S. HERMAN, Owner, Application: Variation to reduce front yard setback from the minimum required 40 feet to 0 feet for proposed single family residence in the R-4 Single Family Residence District. The subject property consists of approximately 0.78 of an acre, located on the northeast corner of Edgewood Lane (Private Drive) and Brookdale Lane (Private Drive) in Palatine Township. **Recommendation: That variation application be granted.**

Conditions: None

Objectors: None

THE ABOVE DOCKET NO. #7614 WAS DEFERRED AT THE MEETING OF MARCH 23, 2004.

THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS:

264985 DOCKET #7549 - PARA BUILDERS & DEVELOPERS, Owner, Application: Variation to reduce both interior side yard setbacks from the minimum required 10 feet to 3 feet and to reduce rear yard setback from the minimum required 40 feet to 30 feet for a new single family residence; and to reduce left interior side yard setback from the minimum required 10 feet to 1 foot, to reduce right interior side yard setback from the minimum required 10 feet to 4 feet, to reduce rear yard setback from the minimum required 5 feet to 1 foot for a detached accessory garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.06 of an acre, located on the south side of 71st Street, approximately 368.95 feet west of south Nottingham Avenue in Stickney Township. **Recommendation: That variation application be granted.**

Conditions: None

Objectors: None

264986 DOCKET # 7625 - J. & E. CHARLIER, Owners, Application: Variation to reduce right interior side yard setback from the minimum required 15 feet to 11 feet (existing principal); and to reduce right interior side yard setback from the minimum required 15 feet to 6 feet (existing accessory) for a sunroom addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.73 of an acre, located on the south side of 63rd Street, approximately 475 feet west of Brainard Avenue in Stickney Township. **Recommendation: That variation application be granted.**

Conditions: None

Objectors: None

264987 DOCKET # 7626 - R. JANIK, Owner, Application: Variation to reduce lot area from 10,000 square feet to 8,994 square feet (existing) and to reduce right interior side yard setback from the minimum required 10 feet to 5 feet for a proposed second story addition and detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.21 of an acre, located on the south side of Linda Court, approximately 100 feet east of Flora Avenue in Maine Township. **Recommendation: That variation application be granted.**

Conditions: None

Objectors: None

THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS:

- 264988 DOCKET #7627 - E. PROVATARIS, Owner, Application: Variation to reduce rear yard setback from the minimum required 50 feet to 30 feet for a proposed single family residence in the R-4 Single Family Residence District. The subject property consists of approximately 0.47 of an acre, located on the west side of 167th Street, approximately 157 feet south of Palm Avenue in Orland Township. **Recommendation: That variation application be granted.**
- Conditions: None
- Objectors: None
- 264989 DOCKET # 7628 - W. & S. HILL, Owners, Application: Variation to reduce rear yard setback from the minimum required 50 feet to 30 feet (existing principal) and to reduce left interior side yard setback from the minimum required 15 feet to 6.08 feet (existing principal) and to reduce rear yard setback from the minimum required 5 feet to 3.42 feet (existing accessory) for an addition in the R-3 Single Family Residence District. The subject property consists of approximately 1.03 acres, located on the east side of Hibbard Road, approximately 1750 feet south of Winnetka Road in New Trier Township. **Recommendation: That variation application be granted.**
- Conditions: None
- Objectors: None
- 264990 DOCKET #7629 - G. PETERSON, Owner, Application: Variation to reduce right interior side yard setback from the minimum required 10 feet to 4.2 feet (existing) for a shed in the R-5 Single Family Residence District. The subject property consists of approximately 0.30 of an acre, located on the southeast corner of Lawndale Avenue and 117th Street in Worth Township. **Recommendation: That variation application be granted.**
- Conditions: None
- Objectors: None
- 264991 DOCKET #7630 - T. RIECH, Owner, Application: Variation to increase the height of fence required in the front yard from the maximum allowed 3 feet to 6 feet (existing) in the R-4 Single Family Residence District. The subject property consists of approximately 0.59 of an acre, located on the north side of Linnea Lane, approximately 381 feet west of Potter Road in Maine Township. **Recommendation: That variation application be granted.**
- Conditions: None
- Objectors: None
- 264992 DOCKET #7632 - COSMOPOLITAN NATIONAL BANK OF CHICAGO, Trustee under Trust #13431, Owner, Application: Variation to reduce the minimum required 15 feet setback to 0.50 feet east of the property line for the pole of a sign and for 2.50 feet east of the property line for the overhead sign for an existing on-premise freestanding sign in the C-4 General Commercial District. The subject property consists of approximately 0.43 of an acre, located on the west side of Potter Road, approximately 125 feet south of Golf Road in Maine Township. **Recommendation: That variation application be granted.**
- Conditions: As set forth in the letter received from the Highway Department.
- Objectors: None

NEW APPLICATIONS

- 264993 ROBERT SANFRATELLO, Owner, 4910 South Paulina Street, Chicago, Illinois 60609, Application (No. SU-04-03). Submitted by Same. Seeking a SPECIAL USE, UNIQUE USE in the C-4 General Commercial District for an automobile laundry and car wash in an existing one story building in Section 9 of Stickney Township. Property consists of .58 of an acre, located on the east side of Central Avenue, approximately 197 feet south of 49th Street. Intended use: Automobile laundry and car wash.
- 264994 COMMONWEALTH EDISON c/o Mary K. LaBoske, Owner, Three Lincoln Centre, Oakbrook Terrace, Illinois 60181, Application (No. SU-04-05; Z04040). Submitted by David B. Sosin, Sosin, Lawler & Arnold, LLC, 11800 South 75th Avenue, Suite 300, Palos Heights, Illinois 60463. Seeking a SPECIAL USE, UNIQUE USE in the R-4 Single Family Residence District for ancillary parking for the adjacent and existing auto dealership in Section 14 of Orland Township. Property consists of .5727 of an acre located on the north side of 159th Street, approximately 1220 feet west of 80th Avenue in Orland Township. Intended use: For a parking ancillary to existing dealership facility.
- 264995 MICHAEL AND ANNETTE MARAS, Owners, 228 East Devon Avenue, Elk Grove Village, Illinois 60007, Application (No. SU-04-04). Submitted by Lee Poteracki, Nudo, Poteracki & Associates, P.C., 1700 Higgins Road, Suite 650, Des Plaines, Illinois 60018. Seeking a SPECIAL USE, UNIQUE USE in the R-4 Single Family Residence District to store landscape vehicles and related equipment from owner's landscape business behind existing single family residence and within a screened fence enclosure in Section 33 of Elk Grove Township. Property consists of .938 of an acre located on the north side of Devon Avenue, approximately 200 feet west of Ridge Avenue in Elk Grove Township. Intended use: To store vehicles from owner's landscaping business behind screening.
- 264996 CATHOLIC BISHOP OF CHICAGO, Archdiocese of Chicago, Attn: Maureen O'Brien, P.O. Box 1979, Chicago, Illinois 60690, Application (No. A-04-02; Z04043). Submitted by Gregory Serdiuk d/b/a Bommerang Properties, 1500 Parkside Lane, LaGrange Highlands, Illinois 60525. Seeking a MAP AMENDMENT from the R-4 Single Family Residence District to the R-5 Single Family Residence District for a Planned Unit Development for sixteen (16) single family homes (if granted under companion SU-04-06) in Section 20 of Lyons Township. Property consists of 5.28 acres (with 50 feet x 321.46 feet in the right of way) located on the east side of Willow Springs Road, approximately 221 feet south of 64th Street. Intended use: Planned Unit Development for sixteen (16) single family homes.
- 264997 CATHOLIC BISHOP OF CHICAGO, Archdiocese of Chicago, Attn: Maureen O'Brien, P.O. Box 1979, Chicago, Illinois 60690, Application (No. SU-04-06; Z04044). Submitted by Gregory Serdiuk d/b/a Bommerang Properties, 1500 Parkside Lane, LaGrange Highlands, Illinois 60525. Seeking a SPECIAL USE in the R-5 Single Family Residence District (if granted under companion A-04-02) for a Planned Unit Development for sixteen (16) single family homes in Section 20 of Lyons Township. Property consists of 5.28 acres (with 50 feet x 321.46 feet in the right of way) located on the east side of Willow Springs Road, approximately 221 feet south of 64th Street in Lyons Township. Intended use: Planned Unit Development for sixteen (16) single family homes.

THE ZONING BOARD OF APPEALS RECOMMENDATION FOR A VARIATION:

264998 DOCKET #7548 - PARA BUILDERS & DEVELOPERS, Owner, Application: Variation to reduce both interior side yard setbacks from the minimum required 10 feet to 3 feet and to reduce rear yard setback from the minimum required 40 feet to 30 feet for a new single family residence; and to reduce left interior side yard setback from the minimum required 10 feet to 1 foot, to reduce right interior side yard setback from the minimum required 10 feet to 4 feet, to reduce rear yard setback from the minimum required 5 feet to 1 foot for a detached accessory garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.06 of an acre, located on the south side of 71st Street, approximately 283.95 feet west of south Nottingham Avenue in Stickney Township. **Recommendation: That variation application be granted.**

Conditions: None

Objectors: None

*The next regularly scheduled meeting is presently set for Tuesday, April 20, 2004.